

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, OCTOBER 21, 2008**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 21, 2008, commencing at 7:00 a.m.

B. Topic(s)

B-1 Overview and Prioritization of Community Improvement Unit (PD)

City Manager King provided a brief introduction of the subject matter of the prioritization of community improvement needs.

Police Chief David Main and Captain JP Badel provided a PowerPoint presentation regarding the Community Improvement Unit. Specific topics of discussion included background, community improvement team, types of complaints, types of complaints processed, substandard conditions and dangerous buildings, nuisances, zoning violations, 2007 case history, 2008 cases to date, challenges, what is involved in a case, case example, case photos, community improvement strengths and resources, community improvement goals, and prioritization of cases.

In response to Mayor Pro Tempore Hansen, Captain Badel stated the spent amount refers to the cost associated with clean-up and abatement efforts only and staff time is not included. He also stated the goal is 100% cost recovery for these types of efforts.

In response to Mayor Pro Tempore Hansen, Community Improvement Supervisor Jaime Aldred stated the 2008 cost recovery figures are low because recovery is connected to home sales through liens. She stated since house sales slowed down the recovery has also declined. Ms. Aldred stated the goal is to recover when the homes do sell.

In response to Mayor Mounce, Ms. Aldred stated there is a \$100 and \$300 first time and second time non-compliance fee. She stated in addition there is a \$100 and \$300 administrative citation fee. Ms. Aldred stated staff is not assessing fees for violations and she believes to date there has been one request for mediation and one appeal. She stated most people will pay the fines and, when they do not, they are turned over to collections.

In response to Mayor Pro Tempore Hansen, Ms. Aldred stated the 27 contacts occurred with a resident as they were working through the process.

In response to Council Member Hitchcock, Captain Badel stated cases have remained open for some time due to prioritization of cases, staffing levels, and severity of the case. He stated most are nuisance issues and therefore a lower priority.

In response to Council Member Johnson, Ms. Aldred stated non-complying properties, including those with inoperable vehicles and debris, go through a notification process prior to fines being assessed to allow for correction without citations and fees. She stated to the best of her knowledge she is not aware of any properties that are repeat offenders with violations occurring less than six months apart.

A brief discussion ensued between the City Council and City Manager regarding prioritization of complaints when they involve matters such as basketball hoops versus debris, paint chipping,

inoperable vehicles, and excessive signage versus delapidated buildings.

In response to Mayor Pro Tempore Hansen, Captain Badel stated some complaints are handled by sending only a letter to the owner asking for the violation to be corrected. Captain Badel stated the volunteer partners and cadets may follow up with a site visit. Ms. Aldred stated some residents are not happy when they receive the letter and prefer personal contact.

In response to Mayor Mounce, Chief Main and Captain Badel confirmed that, with respect to substandard housing, there will always be a concern because many houses do not meet today's standards. They stated the goal is to focus on the prioritization as desired by Council and concentrate on health and safety issues versus just standards, which will require judgment.

In response to Mayor Pro Tempore Hansen, Chief Main stated the list was formulated as the priorities are currently seen by staff.

In response to Mayor Pro Tempore Hansen, Captain Badel conformed that the "others" categories would include violations such as basketball hoops and garbage cans. He stated that, although that category is further down the list, it may be moved up depending upon the circumstances, such as problematic areas.

In response to Mayor Pro Tempore Hansen and Council Member Hitchcock, Ms. Aldred confirmed that water and maintenance of lawns is in the ordinance. She stated that, due to difficult economic times, owners are cutting back on watering lawns. Ms. Aldred stated with foreclosed properties staff will respond to citizen complaints of vandalism and illegal occupancy and clean-up and board up the homes as necessary. She also stated that substandard includes items such as the lack of running water and electricity.

In response to Mayor Pro Tempore Hansen, Ms. Aldred stated the proposed brochure will be a public outreach piece, which will be distributed with compliance letters as well, that will help people understand the need for the service and how they can help.

Mayor Mounce suggested that staff look into a program for painting lawns as illustrated on Channel 31 news.

In response to Council Member Hitchcock, Captain Badel stated staff is in the process of reviewing ordinances to ensure there are enough mechanisms in place to handle these concerns.

Mayor Pro Tempore Hansen stated he would like to see a similar presentation next year.

Myrna Wetzel spoke of her concerns regarding abandoned shopping carts and neighbors assisting with lawn watering and maintenance.

C. Comments by Public on Non-Agenda Items - None

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 8:09 a.m.

ATTEST:

Randi Johl  
City Clerk



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Overview and Prioritization of Community Improvement Unit

**MEETING DATE:** October 21, 2008

**PREPARED BY:** David Main, Chief of Police

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**RECOMMENDED ACTION:** None.

**BACKGROUND INFORMATION:** Police Chief David Main and Captain J.P. Badel will provide an overview of the Community Improvement Unit which will include functions and priorities.

**FISCAL IMPACT:** Unknown

A handwritten signature in black ink, appearing to read "David Main", written over a horizontal line.

David Main  
Chief of Police

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**APPROVED:** A handwritten signature in black ink, appearing to read "Blair King", written over a horizontal line.  
Blair King, City Manager

# LODI POLICE DEPARTMENT

## COMMUNITY IMPROVEMENT UNIT

October 2008

An abstract black graphic consisting of several thick, curved, overlapping lines that sweep across the bottom right portion of the slide, creating a sense of motion or a stylized signature.

# Background

- 1 year long planning transition period (2007)
- Transition to the Police Department January 2008
- Part of Support Services Division
- Hired Unit Supervisor Summer 2008
- Ongoing Department and Unit Orientation and training

# Community Improvement Team



# Types of Complaints

- Substandard Conditions & Dangerous Buildings (Health & Safety Issues)
- Nuisances
- Zoning Violations

# Types of Complaints Processed

## ■ Substandard Conditions/Dangerous Buildings

- Provides minimum standards to safeguard life or limb, health, property and public welfare by regulating occupancy and maintenance which include:
  - Plumbing issues, electrical hazards, no utilities
  - Lack of heat as required by the Uniform Housing Code
  - Vermin infestation (cockroaches, mice/rats)
  - Lack of water and/or adequate sanitation.
  - Lack of proper structure and/or property maintenance
  - Fire damage that has not been repaired
  - Vacant and accessible buildings
  - Structural deficiencies or damage (collapsed roof)
  - Broken windows



# Types of Complaints Processed

## ■ Nuisances

- Provides minimum standards to regulate the visible appearance of property per the Lodi Municipal Code which include:
  - Accumulation of junk and debris.
  - Garbage cans viewable from the public right-of-way.
  - Overgrown and/or dead vegetation
  - Fences that are dilapidated and a hazard
  - Illegal dumping.
  - Inoperable vehicles.
  - Dead or diseased trees that pose a public hazard
  - Encroachments into the public right-of-way, e.g. basketball hoops, etc.

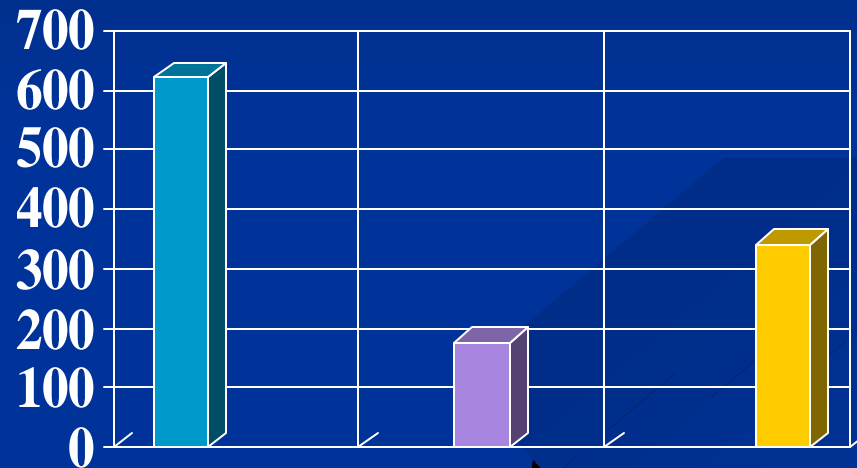
# Types of Complaints Processed

## ■ Zoning Violations

- Regulate zoning requirements per the Lodi Municipal Code which include:
  - Home occupations
  - Camping in residential areas
  - Unpermitted vendors
  - Portable signage
  - Unpermitted accessory structures
  - Unpermitted secondary living units
  - Encroachment into public right-of-way (vegetation)
  - Rented or purchased container storage

# 2007 Case History

## 2007 Cases



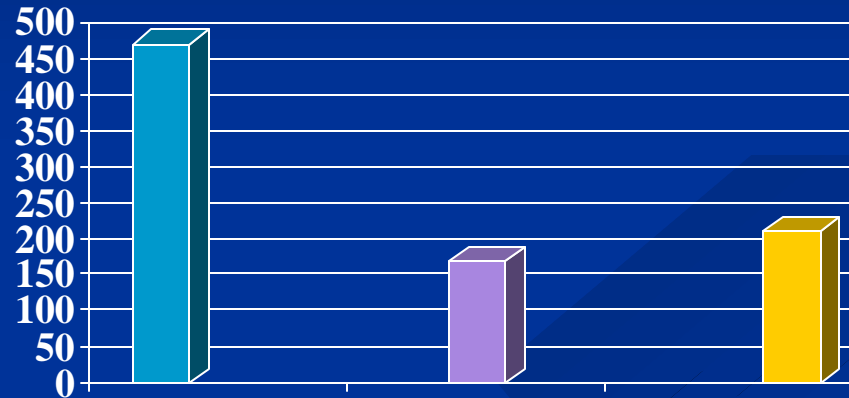
■ Nuisance	620		
■ Zoning		176	
■ Substandard Housing / Dangerous Building			341

**Cases Generated: 940**

**Cases Closed: 852**

# 2008 Cases to Date

## 2008 Cases



■ Nuisance	471		
■ Zoning		168	
■ Substandard Housing / Dangerous Buildings			209

**Cases Generated: 630**

**Cases Closed: 583**

# Challenges

- 683 open cases dating back to 2002
- Limited Professional Staff
- Citizens expectations often differ from Unit prioritizations
- Lack of staff time to pursue cost recovery

2007- Spent \$39,666.85

Recovered \$26,111.85

2008- Spent \$57,436.67 (due to foreclosures)

Recovered \$10,768.50

# What is Involved in a Case?

- Violation has been removed, case is closed.
- Violation not removed/resolved
  - Issue a Notice of Violation if a courtesy notice was originally sent.
  - Issue a Notice of Intent to Record
- Abatements-completed on the most severe cases.

# Case Example

900 Blk. S Cherokee Lane Case Opened 3/19/08

Metal Building without Permit



Before Photos





**27 Contacts have been made with these results**



**After Photo**



# Case Photos



# Case Photos

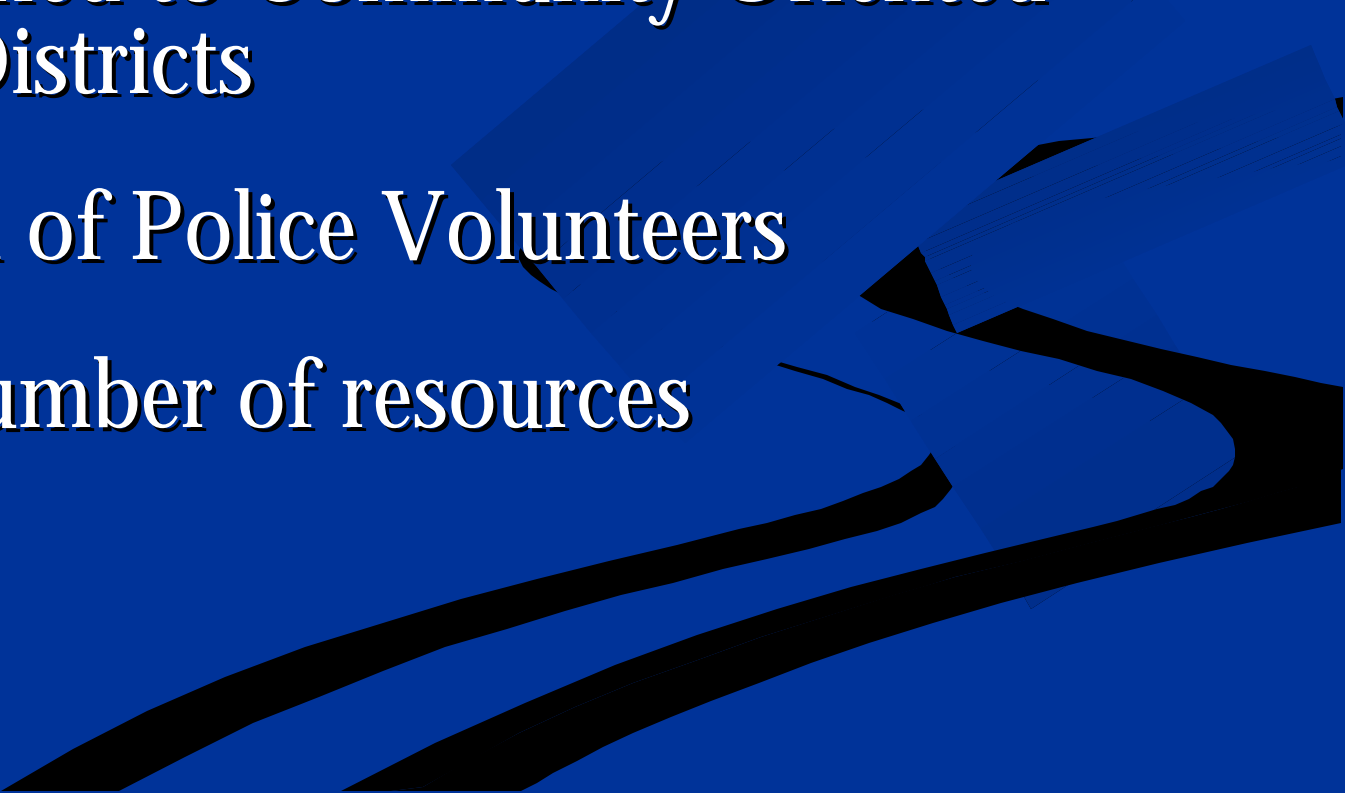






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# Community Improvement Strengths and Resources

- Transitioned to the Police Department
  - Staff assigned to Community Oriented Policing Districts
  - Utilization of Police Volunteers
  - Greater number of resources
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- An abstract graphic in the bottom right corner of the slide, rendered in black and white. It depicts a stylized police officer's hat and uniform, with the hat's brim and the officer's arm and leg visible, suggesting a patrol officer in motion.

# Community Improvement Goals

- **Update outstanding cases**
- **Utilize Police Volunteers to:**
  - Assist in the field clearing compliance checks
  - Conduct Vacant Home Checks
  - Identify areas needing immediate attention
- **Aggressively recover funds for abatement costs**
  - Contact Property Owners prior to abatement procedure
  - File Liens in a timely manner

# Community Improvement Goals

- **Update City Ordinances**
- **Increase public education and promote community involvement by:**
  - Conducting Informational Presentations
  - Organizing Block Clean Up Events
  - Work with Neighborhood Watch Groups, Civic Groups, Faith based groups
  - Develop brochure for city-wide distribution

# Community Improvement Goals

- **Currently establishing 2009 Unit goals**

- Goals will be consistent with Organizational Vision
  - Citizens feel safe and secure
  - Have Trust and confidence in the Police Department
  - Excellent customer service
  - Promote Organizational development

# Prioritization of Cases

1. Health and Safety/Substandard Housing
2. Dangerous Buildings
3. Problematic Call Locations/Visible Nuisances
4. Vehicle Abatement
5. Zoning
6. Other